

011.A

0001

0414.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

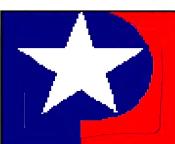
331,000 / 331,000

USE VALUE:

331,000 / 331,000

ASSESSED:

331,000 / 331,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 60 |        | PLEASANT ST, ARLINGTON |

| Legal Description |  | User Acct |
|-------------------|--|-----------|
|                   |  | 149388    |
|                   |  | GIS Ref   |
|                   |  | GIS Ref   |
|                   |  | Insp Date |
| 10/11/17          |  |           |

## OWNERSHIP

Unit #: 414

Owner 1: BRENTWOOD REALTY PARTNERS LL

Owner 2:

Owner 3:

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 716 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

## PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | R6   | APTS LOW    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exempt  |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt % Spec J Fact Use Value Notes

Code Fact Price/Units Type Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value

102 Condo 0 Sq. Ft. Site 0 0. 0.00 6031

| PREVIOUS ASSESSMENT |     | Parcel ID |            | 011.A-0001-0414.0 |           | USER DEFINED |                       |
|---------------------|-----|-----------|------------|-------------------|-----------|--------------|-----------------------|
| Tax Yr              | Use | Cat       | Bldg Value | Yrd Items         | Land Size | Land Value   | Total Value           |
| 2022                | 102 | FV        | 331,000    | 0                 | .         | 331,000      | 331,000               |
| 2021                | 102 | FV        | 326,400    | 0                 | .         | 326,400      | 326,400               |
| 2020                | 102 | FV        | 317,200    | 0                 | .         | 317,200      | 317,200 Year End Roll |
| 2019                | 102 | FV        | 268,000    | 0                 | .         | 268,000      | 268,000 Year End Roll |
| 2018                | 102 | FV        | 221,900    | 0                 | .         | 221,900      | 221,900 Year End Roll |
| 2017                | 102 | FV        | 206,500    | 0                 | .         | 206,500      | 206,500 Year End Roll |
| 2016                | 102 | FV        | 206,500    | 0                 | .         | 206,500      | 206,500 Year End      |
| 2015                | 102 | FV        | 186,400    | 0                 | .         | 186,400      | 186,400 Year End Roll |

| SALES INFORMATION |           | TAX DISTRICT |          | PAT ACCT. |                              |
|-------------------|-----------|--------------|----------|-----------|------------------------------|
| Grantor           | Legal Ref | Type         | Date     | Sale Code | Sale Price V Tst Verif Notes |
| CARR DAVID W/EX   | 61727-307 |              | 5/2/2013 | Mult Lots | 12,465,000 No No             |
| WILFERT DAVID P   | 61727-298 |              | 5/2/2013 | Mult Lots | 99 No No                     |
|                   | 18071-350 |              | 4/1/1987 |           | No No N                      |

| BUILDING PERMITS |        |         |        |     |            |          |            |         |  | ACTIVITY INFORMATION |        |         |        |
|------------------|--------|---------|--------|-----|------------|----------|------------|---------|--|----------------------|--------|---------|--------|
| Date             | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |  | Date                 | Result | By      | Name   |
| 10/11/2017       |        |         |        |     |            |          |            |         |  | Measured             |        | DGM     | D Mann |
| 5/6/2000         |        |         |        |     |            |          |            |         |  |                      | 197    | PATRIOT |        |
|                  |        |         |        |     |            |          |            |         |  |                      |        |         |        |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

|                                 |                   |   |     |                           |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
|---------------------------------|-------------------|---|-----|---------------------------|-----------------|-----------|-----|---|------------|-----------|------|----------------------|------------------------|-----------|------------|------------------------------------|--------------|--------|---------|--------|--|-------|--|--|--|
| <b>EXTERIOR INFORMATION</b>     |                   |   |     | <b>BATH FEATURES</b>      |                 |           |     | <b>COMMENTS</b>                         |            |           |      | <b>SKETCH</b>        |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Type: 7                         | - Condo Garden    |   |     | Full Bath: 1              | Rating: Average |           |     | Building Number 1.                      |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Sty Ht: 5                       | - 5 Story         |   |     | A Bath: 1                 | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| (Liv) Units: 1                  | Total: 1          |   |     | 3/4 Bath: 1               | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Foundation: 1                   | - Concrete        |   |     | A 3QBth: 1                | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Frame: 2                        | - Steel           |   |     | 1/2 Bath: 1               | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Prime Wall: 8                   | - Brick Veneer    |   |     | A HBth: 1                 | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Sec Wall: 1                     | %                 |   |     | OthrFix: 1                | Rating:         |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Roof Struct: 4                  | - Flat            |   |     | <b>OTHER FEATURES</b>     |                 |           |     | <b>RESIDENTIAL GRID</b>                 |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Roof Cover: 4                   | - Tar & Gravel    |   |     | Kits: 1                   | Rating: Average |           |     | 1st Res Grid   Desc: Line 1   # Units 1 |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Color: BRICK                    |                   |   |     | A Kits: 1                 | Rating:         |           |     | Level   FY LR DR D K FR RR BR FB HB L O |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| View / Desir: N                 | - NONE            |   |     | Frl: 1                    | Rating:         |           |     | Other                                   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| <b>GENERAL INFORMATION</b>      |                   |   |     | WSFlue: 1                 | Rating:         |           |     | Upper                                   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Grade: C                        | - Average         |   |     | <b>CONDOS INFORMATION</b> |                 |           |     | Lvl 2                                   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Year Blt: 1971                  | Eff Yr Blt:       |   |     | Location: F               | - Front         |           |     | Lvl 1                                   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Alt LUC:                        | Alt %:            |   |     | Total Units: 1            |                 |           |     | Lower                                   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Jurisdct:                       | Fact: .           |   |     | Floor: 4                  | - 4th Floor     |           |     | Totals                                  |            |           |      | RMs: 3               | BRs: 1                 | Baths: 1  | HB         |                                    |              |        |         |        |  |       |  |  |  |
| Const Mod:                      |                   |   |     | % Own: 0.903699994        |                 |           |     | <b>REMODELING</b>                       |            |           |      | <b>RES BREAKDOWN</b> |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Lump Sum Adj:                   |                   |   |     | Name: 16 - 6031           |                 |           |     | Exterior:                               | No Unit    | RMS       | BRs  | FL                   |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| <b>INTERIOR INFORMATION</b>     |                   |   |     | Phys Cond: AV             | - Average       |           |     | Interior:                               | 1          | 3         | 1    | 0                    |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Avg Ht/FL: STD                  |                   |   |     | Functional:               |                 |           |     | Additions:                              |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Prim Int Wal: 2                 | - Plaster         |   |     | Economic:                 |                 |           |     | Kitchen:                                |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Sec Int Wall: 1                 | %                 |   |     | Special:                  |                 |           |     | Baths:                                  |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Partition: T                    | - Typical         |   |     | Override:                 |                 |           |     | Plumbing:                               |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Prim Floors: 4                  | - Carpet          |   |     | Total: 28.8               | %               | Electric: |     |   |            | Electric: |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Sec Floors: 1                   | %                 |   |     | <b>CALC SUMMARY</b>       |                 |           |     | Heating:                                | Totals     |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Bsmnt Flr: 1                    |                   |   |     | Basic \$ / SQ: 325.00     |                 |           |     | General:                                | 1          | 3         | 1    |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Subfloor: 1                     |                   |   |     | Size Adj: 1.33798885      |                 |           |     | <b>COMPARABLE SALES</b>                 |            |           |      | <b>SUB AREA</b>      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Bsmnt Gar: 1                    |                   |   |     | Const Adj: 1.00909925     |                 |           |     | Rate                                    | Parcel ID  | Typ       | Date | Sale Price           | <b>SUB AREA DETAIL</b> |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Electric: 3                     | - Typical         |   |     | Adj \$ / SQ: 438.803      |                 |           |     |   |            |           |      | Code                 | Description            | Area - SQ | Rate - AV  | Undepr Value                       | Sub Area     | % Usbl | Descrip | % Type | Qu                                       | # Ten |  |  |  |
| Insulation: 2                   | - Typical         |   |     | Other Features: 32751     |                 |           |     |   |            |           |      | GLA                  | Gross Liv Ar           | 716       | 438.800    | 314,183                            |              |        |         |        |  |       |  |  |  |
| Int vs Ext: S                   |                   |   |     | Grade Factor: 1.00        |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Heat Fuel: 3                    | - Electric        |   |     | NBHD Inf: 1.34000003      |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Heat Type: 6                    | - Elec Base/B     |   |     | NBHD Mod: 1               |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| # Heat Sys: 1                   |                   |   |     | LUC Factor: 1.00          |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| % Heated: 100                   | % AC: 100         |   |     | Adj Total: 464891         |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Solar HW: NO                    | Central Vac: NO   |   |     | Depreciation: 133889      |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| % Com Wal                       | % Sprinkled       |   |     | Depreciated Total: 331002 |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| <b>MOBILE HOME</b>              |                   |   |     | Make: 1                   | Model: 1        |           |     | Serial #:                               | Year: 1    |           |      | Color: 1             |                        |           |            |                                    | <b>IMAGE</b> |        |         |        | <b>AssessPro Patriot Properties, Inc</b> |       |  |  |  |
| <b>SPEC FEATURES/YARD ITEMS</b> |                   |   |     |                           |                 |           |     |   |            |           |      |                      |                        |           |            | <b>PARCEL ID</b> 011.A-0001-0414.0 |              |        |         |        |  |       |  |  |  |
| Code                            | Description       | A | Y/S | Qty                       | Size/Dim        | Qual      | Con | Year                                    | Unit Price | D/S       | Dep  | LUC                  | Fact                   | NB Fa     | Appr Value | JCod JFact                         | Juris. Value |        |         |        |  |       |  |  |  |
| More: N                         | Total Yard Items: |   |     |                           |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Total Special Features:         |                   |   |     |                           |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |
| Total:                          |                   |   |     |                           |                 |           |     |   |            |           |      |                      |                        |           |            |                                    |              |        |         |        |  |       |  |  |  |